This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

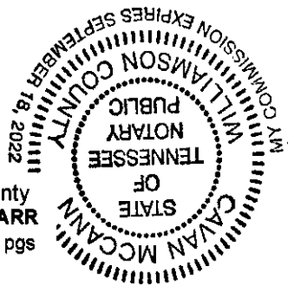
STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $797,447.00.

Affiant

Subscribed and sworn before me this the 9 day of June, 2021

Notary Public
My commission expires: 9/18/22



Karen Johnson Davidson County
Batch# 655419 **DEEDWARR**
06/11/2021 12:49:26 PM 2 pgs
Fees: $13.00 Taxes: $2,950.53

20210611-0079096

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey Louis Farano Jr.	Watermark Capital, Inc.	105-05-31 002.00
1112 B Wade Ave	100 Spectrum Center Dr Ste. 150	
Nashville, TN 37203	Irvine, CA 92618	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL ELI BATES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY LOUIS FARANO JR., A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of 1112 Wade Avenue Townhomes, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20200413-0038287, Register's Office for said County, and being shown on plan attached thereto as Exhibit "A", to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Daniel E. Bates, by Warranty Deed dated 12/06/2019, from Edna Street, GP, of record in Instrument No. 20191213-0128604, Register's Office for said County.

Also being the same property conveyed to Edna Street, GP, by Quitclaim Deed dated 11/26/2019, from Franklin Sunapee, GP, of record in Instrument No. 20191127-0122668, Register's Office for said County.

Also being the same property conveyed to Franklin Sunapee, GP, by deed dated 08/27/2013, from Elizabeth Kiecksee, unmarried, of record in Instrument No. 20130829-0091513, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1112 B Wade Ave, Nashville, TN 37203.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9 day of June, 2021.

Daniel Eli Bates

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Eli Bates, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of June, 2021.

My commission expires: 9/18/22

Notary Public

